

# SALE

## 8813 DEE RD , DES PLAINES, IL 60016

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### PROPERTY DESCRIPTION

Prime location well maintained free standing 6 flats brick building with no association fees! High demand area with many long-term tenants, ensuring stability. Property features three 2 bed 1 bath units and three 1 bed 1 bath units. Some units are updated with granite counter top, SS appliances, hardwood/tiles flooring, updated vanities , updated bathrooms, and more! Each unit is separately metered for electric service. Coin-op laundry in building. Current rents are well below the market rate which can significantly produce over 7% cap ratio. Improved lighting and hot/cold water pipes in garden unit for peace of mind. Washer is owned by the landlord but Dryer is leased. Plenty of parking space for up to 12 cars and a huge over 11,000 sf lot next to the property which can be converted for additional parking lot or property expansion but please discuss with the village about your creativity to generate higher income. Ideal and convenient location close to Golf Mill shopping center, Lutheran General Hospital, restaurants, I-294 Expwy and MORE. Rent Roll attached in Add Info. Don't miss out on

### OFFERING SUMMARY

Sale Price:	\$850,000
Number of Units:	6
Lot Size:	11,357 SF
Building Size:	4,928 SF
NOI:	\$43,120.00
Cap Rate:	5.07%
Zoning:	R-4
APN:	09153070880000

### DEMOGRAPHICS

1 MII F

3 MII FS

5 MII FS

**Moin Haque**  
630 518 0806



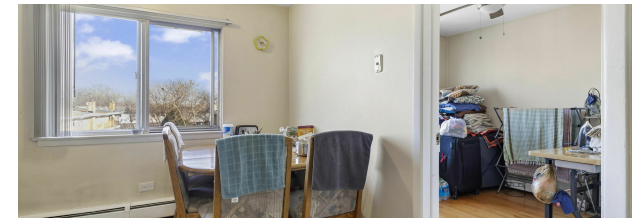
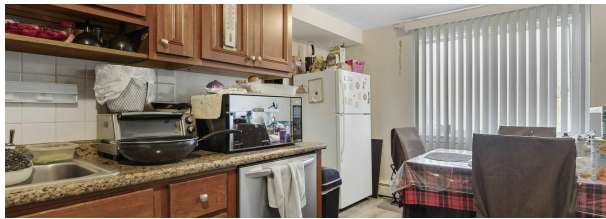
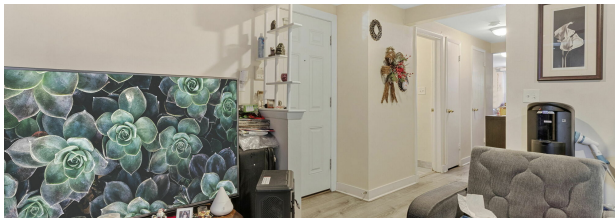
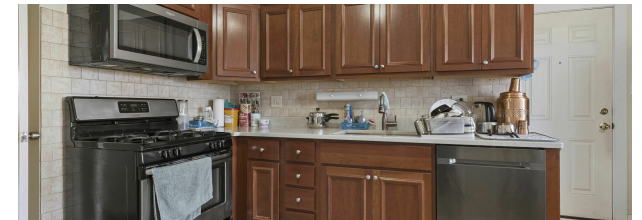
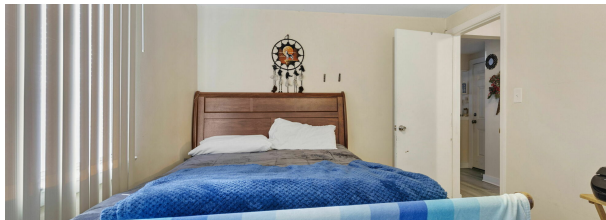
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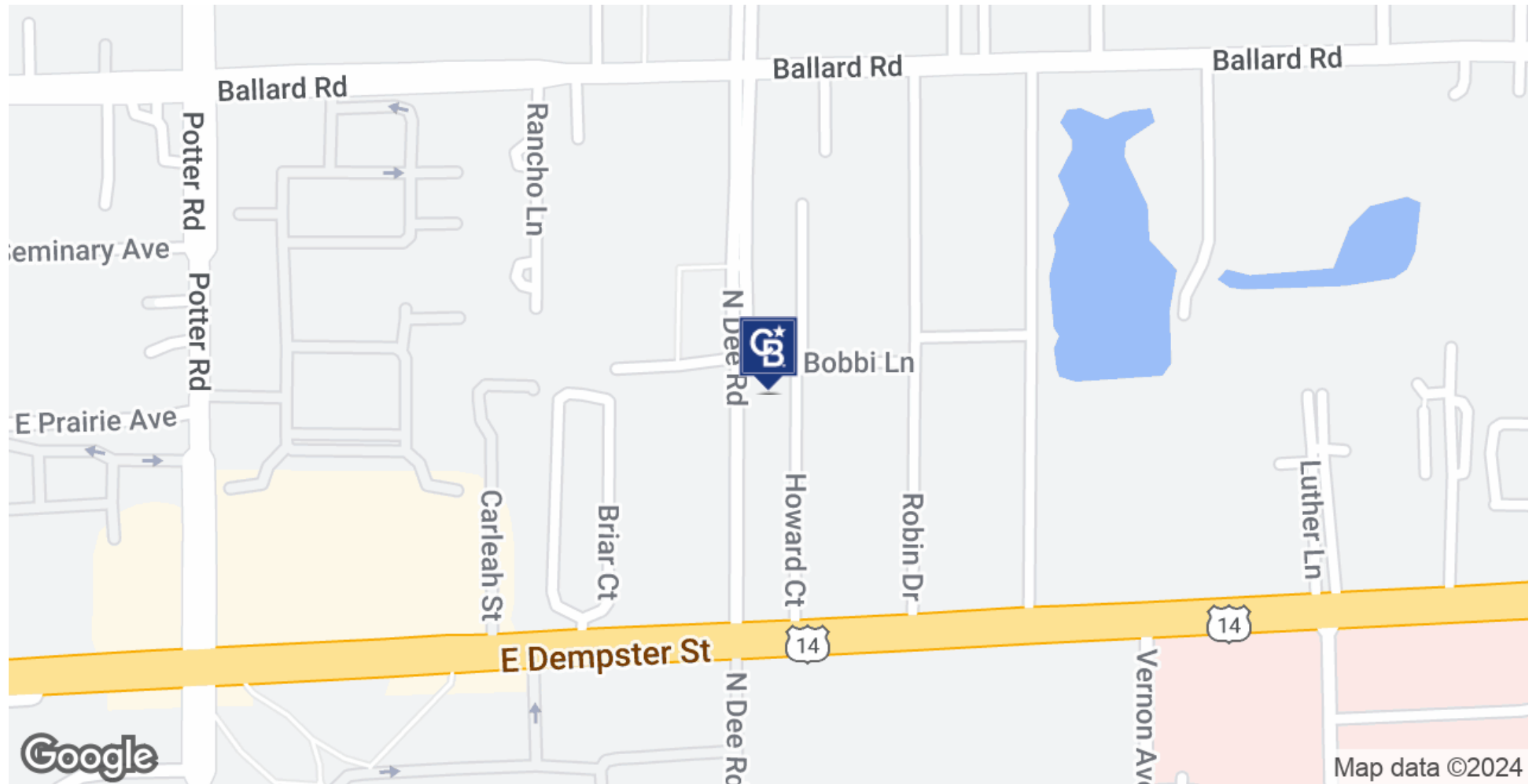
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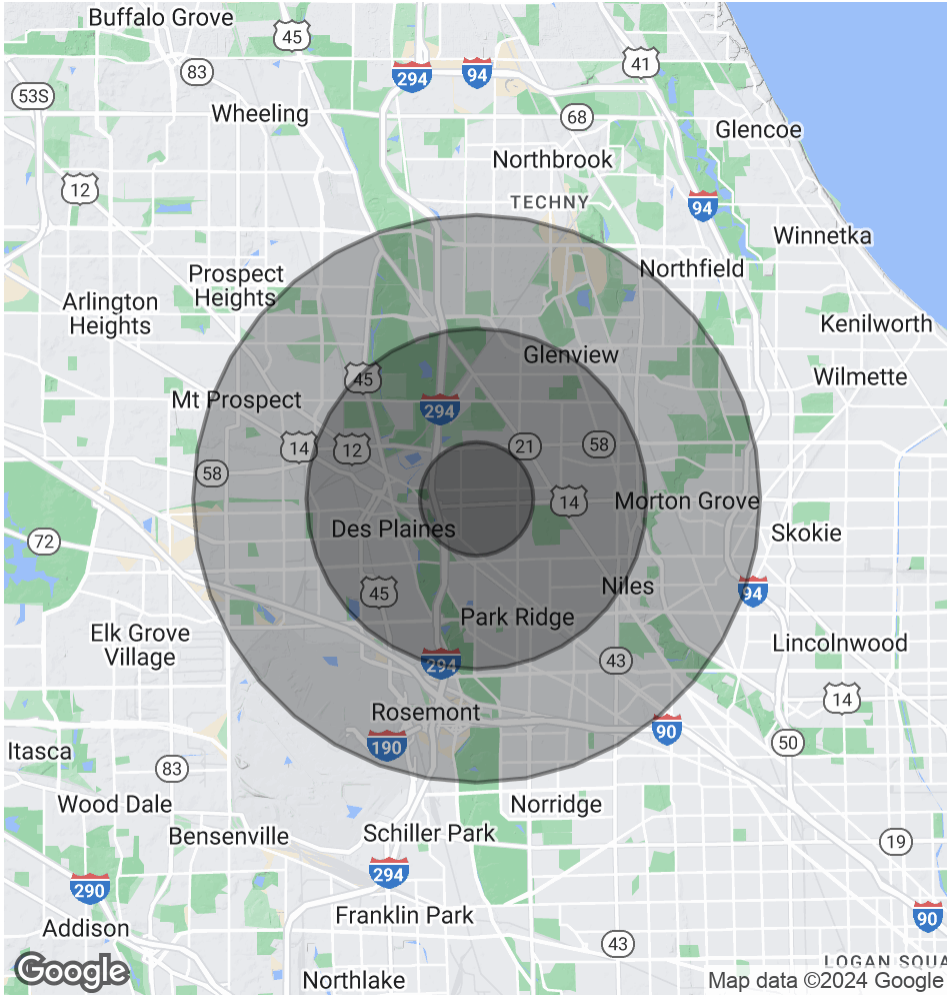
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,802	146,722	333,395
Average Age	44.5	43.9	44.3
Average Age (Male)	42.4	41.9	42.3
Average Age (Female)	46.9	45.8	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	9,915	59,308	136,418
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$90,853	\$102,125	\$108,400
Average House Value	\$273,377	\$323,611	\$343,028

\* Demographic data derived from 2020 ACS - US Census



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